

## MINUTES OF THE PLANNING BOARD – AUGUST 17, 2022 – THE TOWN OF KINGSBURY

### MEMBERS PRESENT:

Bob Dingman, Chairman  
Randy Weaver  
Tim LaSarso  
Randy Getty

### MEMBERS ABSENT:

Karen LaRose  
Todd Murphy (Alt)  
Les Mecura  
David Gauci

### OTHERS PRESENT:

Todd Humiston, Enforcement Officer  
Mary-Ellen Stockwell, ESQ.

The meeting was called to order by Chairman Dingman at 7:00 PM.

Roll call of members.

Chairman Dingman entertained a Motion to Approve the Minutes of the July 20th Meeting.

After a brief discussion with the Attorney, Mr. Dingman established that a viable quorum was not present due to Mr. LaSarso's absence at the July 20<sup>th</sup> meeting and tabled the approval of the July minutes for September Planning Board Meeting.

**Schermerhorn Real Estate Holdings, LLC**, owner of Tax Map 154.11-6-7 commonly known as vacant land on the corner of Burgoyne Avenue and Martindale Avenue located in a Commercial Zoning District, is seeking site plan approval for the construction of 19 outdoor self-storage buildings at this location. Plans for this proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

Chairman Dingman stated that the revised site plan was received too late to be addressed at this Planning Board Meeting and will need to be tabled to the September Meeting to ensure enough time for review. Conversation ensued regarding run-off concerns and drainage filtration with Mr. Humiston stating that a meeting will be scheduled with the Town Engineer, Schermerhorn Engineer and himself for clarification.

Mr. Humiston also stated that he approved the Schermerhorn transport of clean fill to be moved from the Dix Avenue project to this site in preparation although no construction will start until approvals are in place.

**Memory Lane Towing Recovery and Repair**, contract vendee of Tax Map 146.14-2-2.2 commonly known as 1242 Dix Ave Town of Hudson Falls, located in COM 1 Zone District is seeking Site Plan approval for relocation of repair service from 3614 Burgoyne Ave to 1242 Dix Ave where towing service is currently located. Plans for proposal are available at Kingsbury Town Hall, 6 Michigan Street, Hudson Falls, New York during regular business hours.

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Mr. Mumblo stated that, due to the zoning reclassification, he is requesting approval to move his repair shop located at 3614 Burgoyne Avenue to combine it with his towing business located at 1242 Dix Avenue. He noted that the repair shop is drop-off only with a maximum of ten cars to be parked outside waiting for repair or pick-up. Hours of operation are to be Monday through Friday 9:00 am – 5:00 pm for the repair shop and the towing is 24 hours, 7 days a week and there would be no additional lighting installed.

Mr. Humiston stated that the existing garage is 32 X 40 and there are no issues with stormwater drainage as there will not be any ground disturbance. He suggested to the Board that a catch basin be required under vehicles waiting for repair as the parking area is gravel.

Chairman Dingman opened the public hearing at 7:15.

A public attendee voiced concern on the lack of screening, stating that the junk cars/impounded vehicles are in view of his residence.

Mr. Humiston stated that privacy fencing is not required due to the Commercial Zoning classification.

Mr. Mumblo stated that fencing will be installed in the spring.

There being no other questions or comments, Chairman Dingman closed the public hearing at 7:20.

Having reviewed the Short Environmental Impact Assessment Form and determining that there are no significant adverse environmental impacts anticipated, Tim LaSarso made a motion to issue a negative declaration and Randy Getty seconded, with all voting in favor.

AYES: 4 NAYES:0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman entertained a motion to approve the site plan application with the following additional stipulations:

- Maximum 10 vehicles for repair in the parking area
- Maximum 10 vehicles in impound area
- Hours of operation 9:00 am – 5:00 pm, Monday through Friday
- Catch basins placed under vehicles for repair or storage
- Tire/junk removal by October 1<sup>st</sup>, 2022
- Site is subject to random inspections by Code Enforcement Officer
- Fence to be installed by April 2023

**ON A MOTION BY** Tim LaSarso, seconded by Randy Weaver, all in favor of the additional stipulations.

AYES: 4 NAYES:0 ABSTAIN: 0 MOTION CARRIED

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Chairman Dingman entertained a motion to approve resolution of the site plan proposal.

**ON A MOTION BY** Tim LaSarso, seconded by Randy Getty, all in favor of the resolution.

AYES: 4 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

**ON A MOTION BY** Randy Getty, seconded by Randy Weaver and all approved to adjourn the August 17<sup>th</sup> Planning Board meeting at 7:51 PM.

Alie Weaver, Secretary  
Town of Kingsbury Planning Board